



9 Porterfield Crescent  
PENICUIK | EH26 0FP

  
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Beautifully presented two-bedroom mid terraced home with high spec interior, forming part of a prestigious development, located in a very popular and convenient residential area.

This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained back garden and allocated parking space. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. The living room is bright and spacious and with patio doors out into the rear landscaped garden. The beautifully appointed kitchen currently comprises a gas hob, oven and fan, boiler cupboard, dishwasher and fridge/freezer. Upstairs there are two well-proportioned bedrooms, one with built in storage, and completing the accommodation is the stylish bathroom with shower over the bath. Further benefits on offer include a well landscaped garden with a decking, shed, lawn and patio, gas central heating, double glazing and a partially floored attic.

- Entrance Hall Spacious
- Living room with patio doors
- Fully fitted kitchen
- Two well proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Gas central heating & double glazing
- Landscaped rear garden and Allocated parking space

EPC Rating B

Council Tax Band D

Factor Fees: Ross and Liddell £100 holding fee and approximately £42 paid every quarter.

Extras include all curtains, all blinds, wardrobe in main bedroom, fridge, freezer, washing machine and dishwasher.

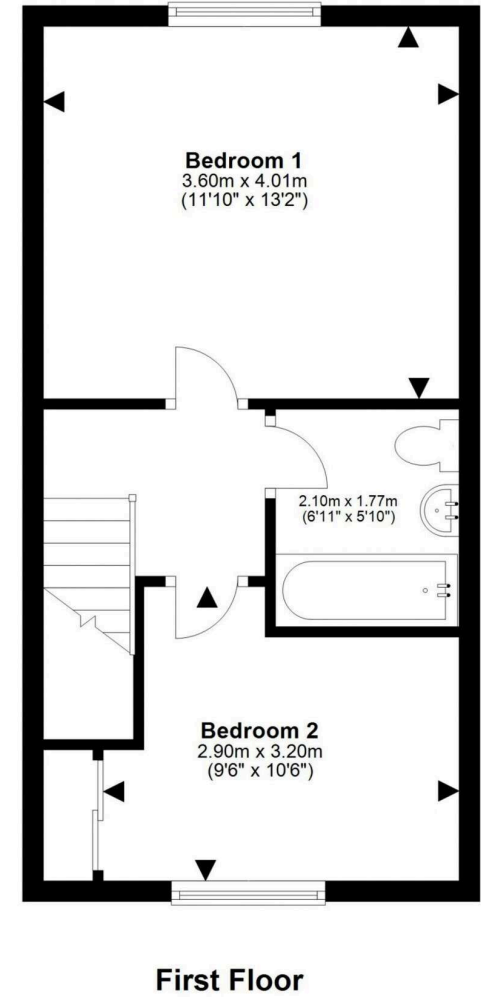
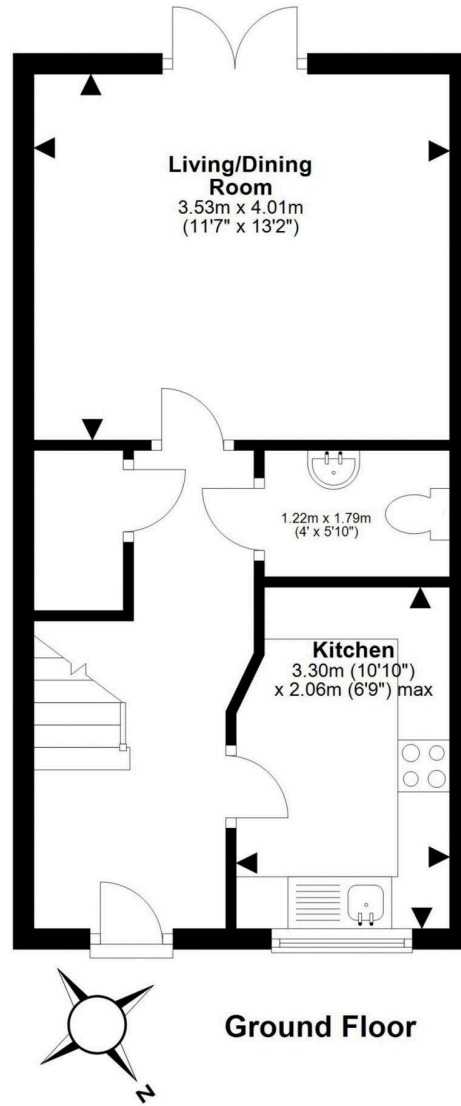
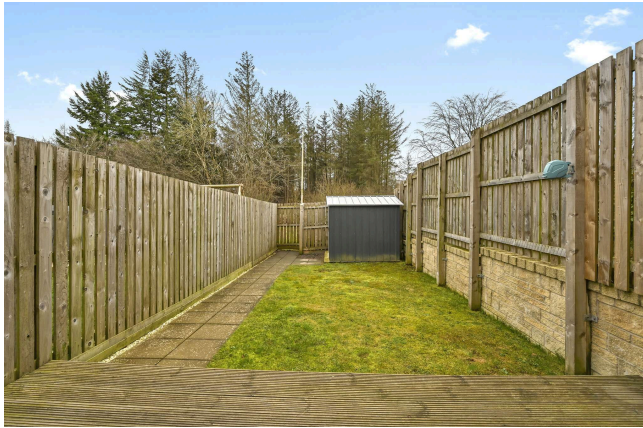
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level with the property falling within the catchment area for the highly regarded Beeslack High Schools. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.